

CARMEL TECHNICAL ADVISORY COMMITTEE MINUTES

Date: February 21, 2007
Place: Department of Community Services Conference Room
3rd Floor - Carmel City Hall

Time: 9:00 AM

9:00 a.m. **Applegate Condominiums - *Tabled***

The applicant seeks the following development standards variance and special use approvals:

Docket No. 07010002 V	Section 23D.03.C.3.k(ii)	maximum building height
Docket No. 07010003 V	Section 23D.03.C.3.f(i)	parking in front yard
Docket No. 07010004 V	Section 23D.03.C.3.i(i)	roof pitch
Docket No. 07010005 V	Section 23D.03.C.3.a(ii)	building mass/width
Docket No. 07010006 V	Section 23D.03.C.3.e(ii)	landscape requirements
Docket No. 07010007 SU	Section 10.02.A	special uses
Docket No. 07010014 V	Section 23D.03.C.3.c.iii(b)	lot coverage over 70%

The site is located at 130 Second St. NW, and is zoned R-4/Residence within the Old Town Overlay – Character Subarea. Filed by Thomas Lazzara for On Track Properties, Inc.

9:15 a.m. **Docket No. 07020003 DP/ADLS: Carmel Orthodontics**

The applicant seeks to construct a 2-story medical office building on 2.59 acres. The site is located on the southwest corner of Carmel Drive and Guilford Road, and is zoned M3.

Filed by Ashton Fritz of Schneider Engineering for Carmel Orthodontics.

Present for the Petitioner: Ashton Fritz of Schneider Engineering and Toni Grimes of Ratio Architects

Overview: Ashton Fritz. This parcel is part of the Carmel Science and Tech block 11 subdivision that brought through TAC late last year. It is labeled Lot 5 and is located between Guildford and the new City Center Drive on the South side of Carmel Drive. The application is for a 24000 sq. ft. office building including an orthodontics office and leasable office space.

Greg Hoyes, Hamilton County Surveyor's Office: Sent letter – outlet permit and send revised set of construction plans.

Ryan Hartman, Clay Township Regional Waster District: Sent letter - need updated application.

Christine Barton Homes, DOCS - sent letter, other than what is in letter no further comments.

Shirley Hunter, Duke Energy – distributed cards, new business call center for application for service. Questioned utility easements on the site, will need a utility easement on the lakeside side of it property. That can be platted or we can write the easement. Typically it is platted so that it is a utility easement, so that other utilities can use it also. Cannot bring service from Carmel Drive. Duke Energy requests a utility easement along east property line. Ms. Hunter asked when construction will begin. Petitioner responded – summer. Duke does not have anything for temporary power, so the process needs to begin for permanent power.

Nick Redden, City of Carmel Engineering – Still under review, Engineering will send a letter with comments.

Gary Hoyt, Carmel Fire Department – Emailed letter. Need to meet to discuss a location for the fire department connection for the building, since it was not noted on the plans. There will be no basement
If the building will have a fire alarm system the fire department requests an annunciator panel located at the main entrance. Also request a Knox box. These can be obtained at Knoxbox.com

Karyn Ryg, DOCS – Sent a letter. Based on parking ordinance you will need 5 bike parking spaces based on the count, and then looks like you are missing a sidewalk connection from the cul de sac to the actual building. Included in the letter we would like to see a connection from Guilford, please look at the location.

Matt Griffin, DOCS – March 20th Plan Commission. We will need the comments you are getting addressed, by the March 9th packet deadline. Especially the comments from our Department, which will come from Christine. You will receive a letter Scott Brewer the Urban Forester.

End

9:30 a.m.

Docket No. 07020007 ADLS: Riverview Medical Park Building 2.

The applicant seeks architecture, design, landscaping, lighting, and signage approval to build one; one-story, 18,785-square foot medical office building on 3.07 acres, within the Riverview Medical Park project.

The site is located at 14555 Hazel Dell Parkway, and is zoned PUD.

Filed by Tim Hull for Plum Creek Partners.

Present for Petitioner: Tim Hull for Plum Creek Partners and Ashton Fritz of Schneider Engineering

Overview: Southeast corner of Hazel Dell and 146th Street there is currently a 35000 ft building there already. This building will be behind existing medical bldg, abutting up to the church property. Will finish out and complete the medical park. Observed that no one received plans.

Matt Griffin, DOCS - this was a planned PUD site, so technically the Development Plan and the ADLS have addressed their access and drainage. They are coming back to get building approval which is architectural and landscaping .

Greg Hoyes, Hamilton County Surveyor's - Office, requested clarification on parking.

Petitioner: More parking will be put in.

Ryan Hartman, CTRWD – no comment

Christine Barton-Holmes, DOCS - No comments at this time

Shirley Hunter, Duke Energy – would like to see a copy of site plan. Distributed cards with new numbers. A new service request and CAD drawing was also requested. Shirley will be contact.

Nick Redden, City of Carmel Engineering – Engineering would like to see a set of plans also.

Gary Hoyt, Carmel Fire Department – See as set of plans is there any intention of sprinkling – petitioner answered no. The Fire Department will require a Knox box on the building.

Karyn Ryg, DOCS - only comment is regarding sidewalk southeast corner no connection to that south drive. Please add a connection there. Would like to see bike parking provided.

Matt Griffin, DOCS – how does this building breakout in phases in A & B 1st, will you be doing landscaped, etc.

Petitioner: indicated on a visual – 1st phase is 10,000 sq. ft; once 1st section is leased site improvements will be completed landscaped and grass will be hydroseeded.

Shirley Hunter, Duke Energy – indicated that Duke Energy has the address for this as 14555 used for other bldg. Does it need new address ?
Matt they will need to coordinate with Bill Akers.

This will be brought to the March 20th Plan Commission Meeting.

END

9:45 a.m.

Docket No. 07020009 SP: Cherry Tree Grove

The applicant seeks to plat 34 lots on 20.442 acres.

The site is located at 14400 Cherry Tree Avenue and is zoned PUD.

Filed by Dennis Olmstead of Stoeppelwerth & Associates for RDJ Land Development.

Present for the Petitioner: Brian K. Robinson of Stoeppelwerth

Overview: This a property of 18 acres plus or minus on the east side of Cherry Creek Road just north of the Cherry Creek estates project. Sanitary sewers,

drainage and water we are all getting from the south from CCE. We have established easements for this. It is a PUD.

Greg Hoyes, Hamilton County Surveyor's Office – Sent a comment letter. Have some issues. Will be doing a site visit soon.

Petitioner: Received letter, has not yet reviewed. Used a visual. Will revise calculations based on that.

Ryan Hartman, Clay Township Regional Waste District – not within service area.

Christine Barton-Holmes, DOCS – No comments at this time.

Shirley Hunter, Duke Energy – gave card with contact information. Also a card to call in and make a service request for the subdivision. Duke had requested a primary plat that the common area off of Cherry Tree Rd. be dedicated as a utility easement

Petitioner: Common area 1 dedicated as USSL

Shirley Hunter, Duke Energy -Contact to know the average sq. footage and to know if they will be using gas or electric that is very important. We also need an Auto CAD file, this is very important can email to Shirley.

Nick Redden, City of Carmel Engineering – Engineering is still reviewing and will send their comments soon.

Petitioner asked if the plans have been forwarded to Crossroads

Nick: responded that no they had not.

The petitioner also asked when he might expect a letter

Nick – hopefully next week.

Gary Hoyt, Carmel Fire Department – I emailed a letter – apologize about first comment. Would like an additional fire hydrant between lots 15 & 16. It keeps the fire department from driving all around to get to lot 15 and 16.

Petitioner – I do not see a problem with that

Karyn Ryg, DOCS – No comments

Matt Griffin – you will get a comment letter with some small adds to the plat itself, docket number, etc.

At the entrance with sidewalk comes off the path, the Department would like to see we would like to see that at a 90 degree angle if possible.

Questioned if street names have been finalized – Bill Akers will be contacted.

10:00 a.m.

Docket No. 07020012 Z: 1328-1440 W. Main Street Rezone

The applicant seeks to create to rezone property from OM/SU and S2 within the US 31 Overlay to B6 within the US 31 Overlay.

The site is located at the NE corner of US 31 (Meridian) and W. Main Street and is zoned Old Meridian Special Use (OMSU), S2, and is within the US 31 Overlay.

Filed by Eugene Valanzano of Baker and Daniels for Browning Real Estate Partners and the City of Carmel.

Present for the Petitioner:

Overview: Property consists of a 17-acre parcel owned by St. Christopher's church. We have submitted a rezoning application and a preliminary development plan, which is really a multi use potential office and medical office use and perhaps a small retail, have another piece of property that may be suitable for a small office building. Done some preliminary drainage work which we submitted to the city engineers and did have a preliminary meeting on that last week, and came to conclusion on how property should drain, knowing that there are drainage issues.

We talked about internal road, the uses and circulation plan. We are at the rezoning phase only.

Greg Hoyes, Hamilton County Surveyor's Office – no comment

Ryan Hartman, Clay Township Regional Waste District – this is not our service area.

Shirley Hunter, Duke Energy – no object to rezone.

Nick Redden, City of Carmel Engineering – we have no comment on rezone.

Gary Hoyt, Carmel Fire Department – no comment.

Karyn Ryg, DOCS – no comment.

Matt Griffin, DOCS – we support it.

Petitioner we will be following up with a development plan and ADLS after that it will be parceled likely will be piecemeal.

Plan Commission March 20th

END

10:15 a.m.

Docket No. 07020014 Z: Westmont PUD

The applicant seeks to create to rezone property from S1 Residential to PUD for the purpose of creating a single family detached residential subdivision.

The site is located at 2000 West 136th Street and is zoned S1.

Filed by Charlie Frankenberger of Nelson and Frankenberger for Platinum

Properties LLC and Pittman Partners Inc

Overview: Charlie Frankenberger – Steve Pittman and Paul Rioux in this request for a change of zoning from S1 to a Residential PUD ordinance to permit an upscale, low density subdivision in western Clay Township. Request pertains to two parcels of real estate, both of which are east of town rd and north of 136th. One is commonly known as the Irsay property or Sweet Charity Farms and is about 115 acres and the other parcel is owned by Randy and Rona Crook and is approximately 20 acres. These parcels are shown –visual displayed- Charlie reviewed the visual. We have included both sets of plans for both parcels in the TAC submittal, so everyone should have plans.

Grey Hoyes, Hamilton County Surveyor's Office – Sent a letter to Ed and copied Steve on it. Don't really have any concerns with the rezone, did have quite a few comments on preliminary matters. The property has 3 regulated drains. Have to comply with new manual. Will be a regulated drain. We will have a meeting tomorrow to discuss some other items involving one of the regulated drains. Since Scott is not here, there is a requirement to separate landscape from easements and drainage easements and not allowed to overlap anymore. Agreement from last summer. Do not like landscape planning in our easements.

Ryan Hartman, CTRWD – Have had several inquiries about the Crook property, one concern we may have is how we will divide the sewer service. I know we have some preliminary plans that show. Our concern is coverage. Petitioner – do not know which set of plans you saw. There is a manhole here and what we are in the process. Indicated on visual map where sewer lines would be coming from. Discussion regarding the layout.

Need to have a full set of plans, profile of use.

Christine Barton-Holmes, DOCS – Charlie sent a letter with contents re architecture no other comments.

Shirley Hunter, Duke Energy – no comments at this time.

Nick Redden, City of Carmel Engineering – still reviewing this project and will get comments to you as soon as we can

Gary Hoyt, Carmel Fire Department – emailed Ed a letter the other day? any amenities being planned for the project.

Pet. There is an amenity there a pool house.

Gary Hoyt we will request a Knox box for that Fire hydrant markers. Since these two parcels don't connect, it might be in the best interest of public safety if we can separate them by name i.e. Estates of Westmont and Westmont connecting through Westside estates.

Petitioner – have talked to Bill Akers about this, spoke of different options, we will look at this.

Karyn Ryg, DOCS – sent a letter a couple of weeks ago. Just in looking at plans at a couple of locations particularly the north side to the east sidewalks did not connect to the side paths please make sure that connections are made. Show ada ramps. In looking arial stopped sidewalks a little short and we want to make sure that when you finish your sidewalks make full connection

Matt Griffin, DOCS – no additional comments at this time.

March 20th public hearing

END